

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
MARISA LAGO, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
ANTONIO TORRES, DEPUTY DIRECTOR

SUBJECT: SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92
FINAL DESIGNATION OF CHINESE ECONOMIC DEVELOPMENT
COUNCIL, INC, (CEDC) AS THE REDEVELOPER OF PARCEL R3A-1 IN
CHINATOWN

EXECUTIVE

SUMMARY: This memorandum requests two amendments to the Final Designation of R3A Associates Limited Partnership as redeveloper of Parcel R3A-1 for the purpose of developing housing in Chinatown. The two amendments are as follows: (a) to change the name of the redeveloper from R3A Associates Limited Partnership to Chinese Economic Development Council, Inc. (CEDC); and (b) to change the number of affordable units from 19 family units to 41 elderly units.

BACKGROUND

On September 29, 1988, R-3A Associates Limited Partnership was granted tentative designation as redeveloper of Parcel R3A-1 and Parcel R3A-2 in Chinatown for the purpose of developing affordable housing. (See Attached Map) On September 13, 1990, the Boston Redevelopment Authority (BRA) approved the reconstitution of the partnership, thus permitting the withdrawal of for-profit participants. The sole remaining partner was Chinese Economic Development Council, Inc. (CEDC), a non-profit entity with an established track record in the Chinatown community dating from 1974. The general partner was the CEDC Realty Corporation, a wholly-owned subsidiary of CEDC. An amendment to the partnership agreement was subsequently filed with the Secretary of State.

On December 19, 1991, R-3A Associates Limited Partnership received final designation as redeveloper of Parcel R3A-1 for the purpose of developing 19 family units of affordable family housing in Chinatown. This development scheme proved infeasible for financial reasons.

PROPOSED PROJECT

Parcel R3A-1 is located at the corner of Pine Street and Maple Place and contains 3,594 square feet. CEDC currently requests final designation as redeveloper of Parcel R3A-1 for the purpose of developing 41 units of affordable elderly housing. The project will be known as Mei-Wah Village Phase I. CEDC plans to submit an application on May 10, 1994 to the U.S. Department of Housing and Urban Development (HUD) for a Section 202 Capital Advance. The HUD Section 202 program requires demonstration of site control and future ownership of the development by the non-profit entity. The BRA designation process requires an amendment to the final designation to change the designation from R-3A Associates Limited Partnership to the non-profit sponsor, CEDC, to meet HUD requirements for the Section 202 program.

OWNERSHIP

CEDC will be the sponsor of the Mei-Wah Village Phase I, but will establish a separate non-profit, wholly-owned subsidiary corporation to serve as the owner. This subsidiary corporation will be run by members of the CEDC's current Board of Directors, including several persons who currently serve on the Board of Directors of the South Cove Nursing Home. Mei-Wah Village Phase I will be managed by Cushman Management Associates, Inc., who currently manages the South Cove Nursing Home. These team members will add elder care and supportive service experience to CEDC's affordable housing development skills.

DESIGN

Mei-Wah Village Phase I is being designed by Chia-Ming Sze Architect, Inc. A six story elevator structure is proposed for this site and the design complements the building scale and the architectural character in the adjacent residential area. All 41 units (35 studios and 6 one-bedroom) will be affordable to households with incomes not exceeding 50% of the area's median income.

FINANCING

The total development cost is estimated to be \$3.2 million. CEDC will be requesting the total amount from HUD under its Section 202 program. The program has cost containment guidelines and the final cost must be negotiated with HUD. These funds are structured as a Capital Advance and bear no interest. Repayment is not required as long as the housing remains available for very low-income elderly persons for not less than 40 years. CEDC proposes to purchase the Parcel R3A-1 property for \$200,000. The final purchase price will be negotiated following appraisals for the parcel and a recommendation from the BRA's Property Evaluation Officer. See attached development pro forma.

COMMUNITY REVIEW

The developer has met with neighborhood residents and has secured support for the project. On April 20, 1994 the Chinatown Neighborhood Council approved the CEDC proposal for elderly housing on this site. Attached are letters of support.

RECOMMENDATION

To further ensure that the property will be developed in a timely manner and to protect the interests and goals of the BRA, the CEDC as redeveloper shall: (a) obtain the Section 202 award of \$3.2 million from HUD to develop 41 elderly units on this site within six (6) months of the date of this final designation; and (b) complete the development and environmental reviews, secure all necessary equity requirements and firm financing commitments, final working drawings and specifications, and development and rental schedules no later than two (2) years from the date of the final designation resolution. Moreover, the BRA will automatically rescind this final designation without any further BRA authorization or approvals if the above conditions are not met within the specified time.

It is therefore recommended that the final designation of R3A Associates Limited Partnership be amended as follows: (a) to change the name of the redeveloper from R3A Associates Limited Partnership to Chinese Economic Development Council, Inc. (CEDC); and (b) to change the number of affordable units from 19 family units to 41 elderly units.

An appropriate vote follows:

VOTED: That the Boston Redevelopment Authority hereby adopts two amendments to the Final Designation of R3A Associates Limited Partnership as redeveloper of Parcel R3A-1 for the purpose of developing housing in Chinatown. The two amendments are as follows: (a) to change the name of the redeveloper from R3A Associates Limited Partnership to Chinese Economic Development Council, Inc. (CEDC); and (b) to change the number of affordable units from 19 family units to 41 elderly units.

FURTHER

VOTED: That the Boston Redevelopment Authority hereby adopts the Resolution of the BRA dated April 28, 1994, RE: Final Designation of the Chinese Economic Development Council, Inc. as the redeveloper of Parcel R3A-1 in the South Cove Urban Renewal Area, Project No. Mass. R-92.

PROJECT FACT SHEET

1. **PARCEL OR PROJECT NAME**

Parcel R3A-1, South Cove Urban Renewal Area, Project No. Mass. R-92
Mei-Wah Village Phase I

2. **BRA PROJECT MANAGER/TEAM**

Antonio Torres

3. **DEVELOPMENT TEAM/ADDRESS**

Chinese Economic Development Council, Inc.
31 Beach Street
Boston, MA 02111

4. **SITE LOCATION**

Corner of Pine Street and Maple Place in Chinatown

5. **PARCEL DESCRIPTION**

3,594 square feet of land

6. **DEVELOPMENT PROGRAM**

This is the first phase of Mei-Wah Village, a proposed community of approximately 150 units in Chinatown. The first phase consists of a six story building to house 41 affordable elderly units (35 studios and 6 one bedroom), to be financed under the U.S. Department of Housing and Urban Development (HUD) Section 202 Program.

7. **TOTAL DEVELOPMENT COST**

\$3.2 million

8. **BRA BOARD ACTION REQUESTED ON APRIL 28, 1994**

Two amendments to the Final Designation of R3A Associates Limited Partnership as the Redeveloper of Parcel R3A-1 for the purpose of developing housing in Chinatown. The two amendments are as follows: (a) to change the name of the Redeveloper from R3A Associates Limited Partnership to Chinese Economic Development Council, Inc. (CEDC); and (b) to change the number of affordable units from 19 family units to 41 elderly units.

9. **PREVIOUS BRA BOARD ACTIONS**

April 27, 1978: Permission to use Parcel R-3A as a community garden.

March 10, 1988: Authorization to advertise Parcel R3/R3A in the South Cove Urban Renewal Area

August 18, 1988: Proposals for South Cove R3/3A Taken Under Advisement

September 29, 1988: Tentative Designation to R3A Associates Limited Partnership

September 13, 1990: Reconstituted development entity is approved (for-profit members withdraw from R3A Associates Limited Partnership, and Chinese Economic Development Council, Inc. remains as sole partner).

March 27, 1991: Request to reprogram EOTC's PWED funds for environmental and geotechnical analysis at Parcels R3A and R3B.

December 19, 1991: Final Designation to R3A Associates Limited Partnership.

September 1, 1993: Execute Amendment to License Agreement for Parcel R3A-1 and R3A-2 for continuing operation of surface parking.

10. **ZONING**

Developer will apply for zoning variances to build on this site. The proposed Project is fifty-six (56) feet in height and the FAR is 5.5. Parking will be provided off-site.

The site is located in the Residential Chinatown Subdistrict. According to the Boston Zoning Code Article 43 Chinatown District, "a maximum building height of eighty (80) feet and a maximum FAR of four (4) are allowed; provided that any proposed Project shall be allowed a maximum building height of one hundred (100) feet and a maximum FAR of six (6) if such proposed Project is subject to or has elected to comply with the provisions of Article 31, Development Review Requirements, and the Boston Redevelopment Authority has certified that the proposed Project complies with Article 31".

11. **DESIGN REVIEW**

BRA has reviewed the preliminary design concept for the 41 unit affordable elderly housing development.

12. **FAIR HOUSING PLAN**

Developer will submit a plan acceptable to the Boston Fair Housing Commission.

13. **COMMUNITY REVIEW**

The developer has met with neighborhood residents and has secured support for the proposed project. The Chinatown Neighborhood Council has approved the CEDC proposal. Enclosed are letters of support for the proposed affordable elderly development on this site.

14. **NOTIFICATION OF MONS**

Yon Lee, Chinatown MONS coordinator, and Kathy Coleman of the Elderly Commission have been notified.

15. **TRANSPORTATION ACCESS PLAN**

Developer will submit a transportation access plan acceptable to the Boston Transportation Department.

16. **CHAPTER 30B PROCESS**

A. **CENTRAL REGISTER NOTICE**

B. **PUBLIC ADVERTISEMENTS**

17. **BRA APPRAISAL**

The proposed sales price of \$200,000 for this parcel has been reviewed with the BRA's Property Evaluation Officer. Appraisals for this site have not been carried out. A final disposition price will be negotiated following the appraisals.

18. **OUTSTANDING ISSUES**

Developer has to submit a funding application to HUD by May 10, 1994.

As part of this application, a BRA letter of support and a certified BRA Board vote approving the final designation is required.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

DATE: APRIL 28, 1994

RE: FINAL DESIGNATION OF THE CHINESE ECONOMIC DEVELOPMENT COUNCIL, INC. FOR THE DEVELOPMENT OF PARCEL R3A-1 IN THE SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority (hereinafter referred to as the "Authority") has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the Chinese Economic Development Council, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Parcel R3A-1 in the South Cove Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Chinese Economic Development Council, Inc. (CEDC) be and hereby is finally designated as Redeveloper of Parcel R3A-1 in the South Cove Urban Renewal Area subject to:

- a. Publication of all public disclosure and issuance of approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended; and
- b. A financing plan satisfactory to the Authority; and
- c. An Affirmative Fair Housing and Marketing Plan satisfactory to the Boston Fair Housing Commission; and
- d. A Transportation Access Plan satisfactory to the Boston Transportation Department.

2. That the Land Disposition Agreement and Deed conveying Parcel R3A-1 in the South Cove Urban Renewal Area will be subject to submission in a form acceptable to the Authority within

360 days of this Final Designation the following materials:

- a. Evidence of the availability of necessary equity funds, as needed; and,
- b. Evidence of firm financial commitments from banks or other lending institutions; and
- c. Final Working Drawings and Specifications; and
- d. Proposed development and rental schedules; and
- e. Evidence that the proposed development will not result in significant damage to the environment, and further, that all practical and feasible means and measures have been taken to avoid or minimize damage to the environment.

3. That the property will be developed in a timely manner and to protect the interests and goals of the BRA, the CEDC as redeveloper shall: (a) obtain the Section 202 award of \$3.2 million from HUD to develop 41 elderly units on this site within six (6) months of the date of this final designation; and (b) complete the development and environmental reviews, secure all necessary equity requirements and firm financing commitments, final working drawings and specifications, and development and rental schedules no later than two (2) years from the date of the final designation resolution. The BRA will automatically rescind this final designation without any further authorization or approvals if the above conditions are not met within the specified time.

4. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

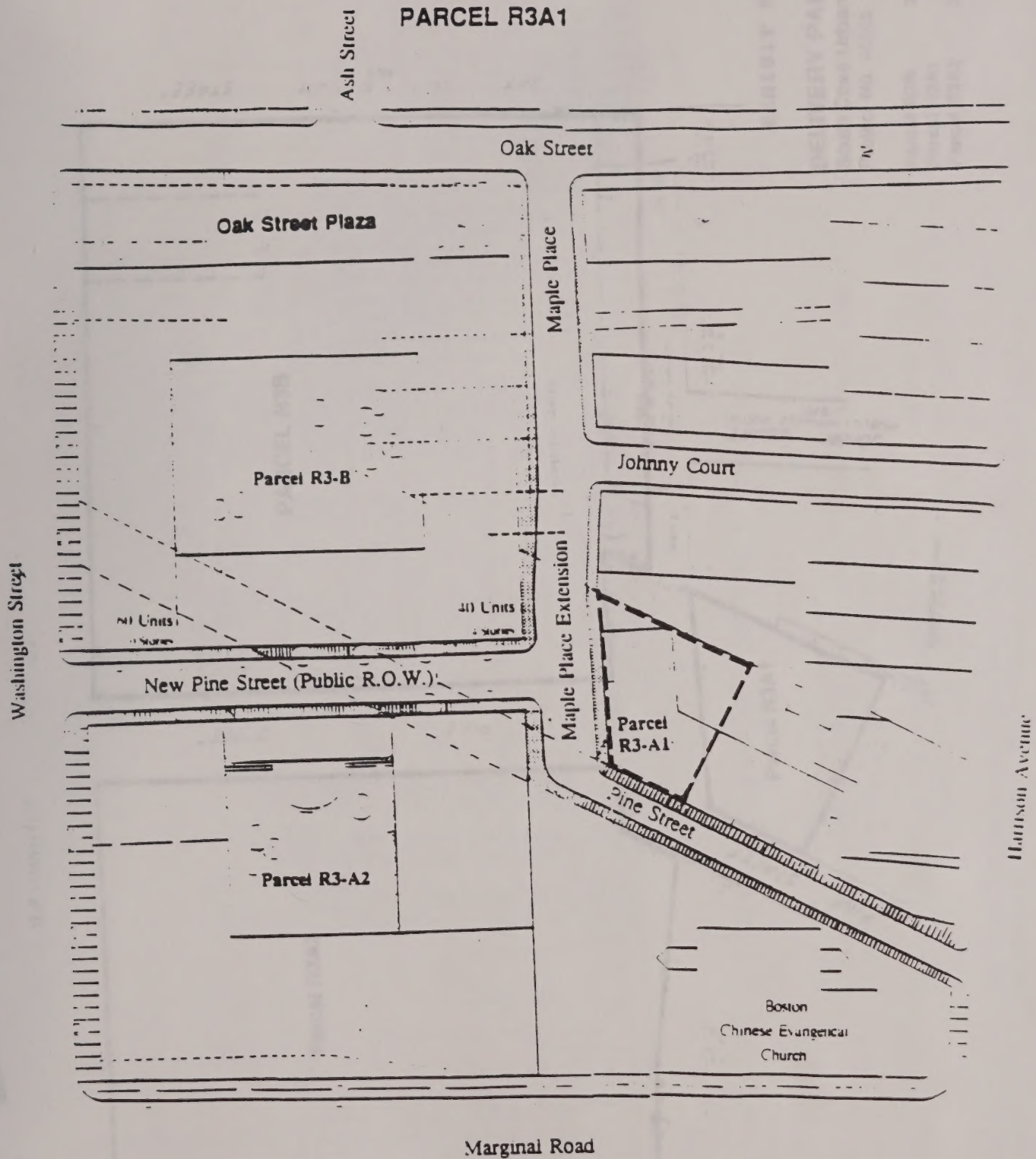
5. That the working drawings and specifications submitted by CEDC must conform in all respects to the Urban Renewal Plan for the Project Area and that said working drawings and specifications be approved by the BRA.

6. That the Director is hereby authorized, for and in behalf of the Authority, to execute and deliver a Land Disposition Agreement ("LDA") and Deed conveying Parcel R3A-1 in the South Cove Urban Renewal Area, Project No. Mass. R-92 ("Disposition Parcel") to CEDC or an affiliated entity, said documents to be in the Authority's usual form. The term "affiliated entity" shall mean a corporation, partnership, trust or other entity controlled by or under the control of CEDC, as so determined by the Authority's Director. If CEDC elects to take title to the Disposition Parcel by and through an affiliated entity, the LDA shall contain a statement evidencing that such entity is an "affiliated entity" in accordance with the aforementioned definition.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

8. That upon satisfactory submission to the Authority of the terms and conditions of this resolution, the Project shall be presented to the BRA Board of Directors for conveyance and authorization.

MEI-WAH VILLAGE PHASE 1



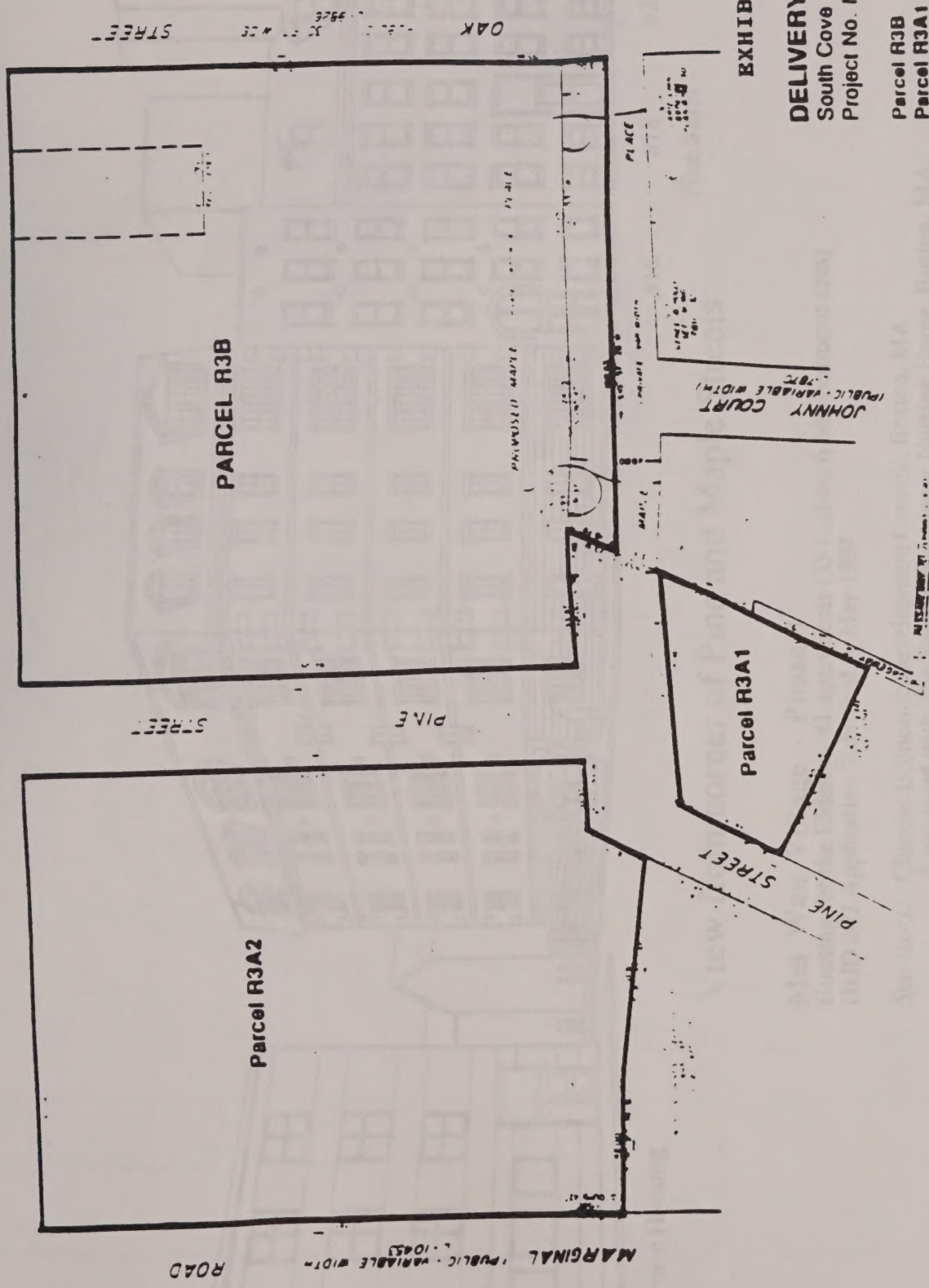


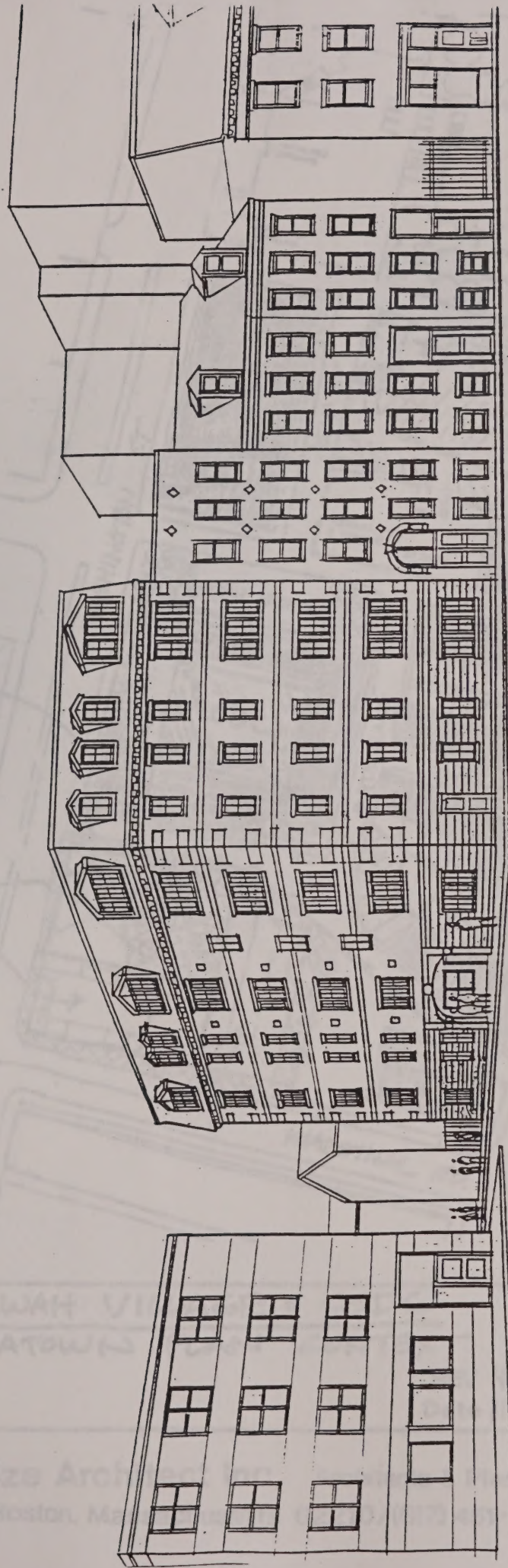
EXHIBIT B

DELIVERY PARCEL PLAN

South Cove Urban Renewal Area

Project No. Mass. R-92

Parcel R3B	38,411 S.F.
Parcel R3A1	3,594 S.F.
Parcel R3A2	27,264 S.F.



Oak Terrace Housing

#16

#18

#20

Pine Street

Boston Chinese
Evangelical Church
Annex Building

View from corner of Pine and Maple Streets

Mei Wah Village - Phase 1

Housing for the Elderly - 41 apartments (35 studios, 6 one bedroom apts)
HUD 202 Application Submittal - May 1994

Sponsors: Chinese Economic Development Council, Boston, MA
Associated with The South Cove Manor Nursing Home, Boston, MA

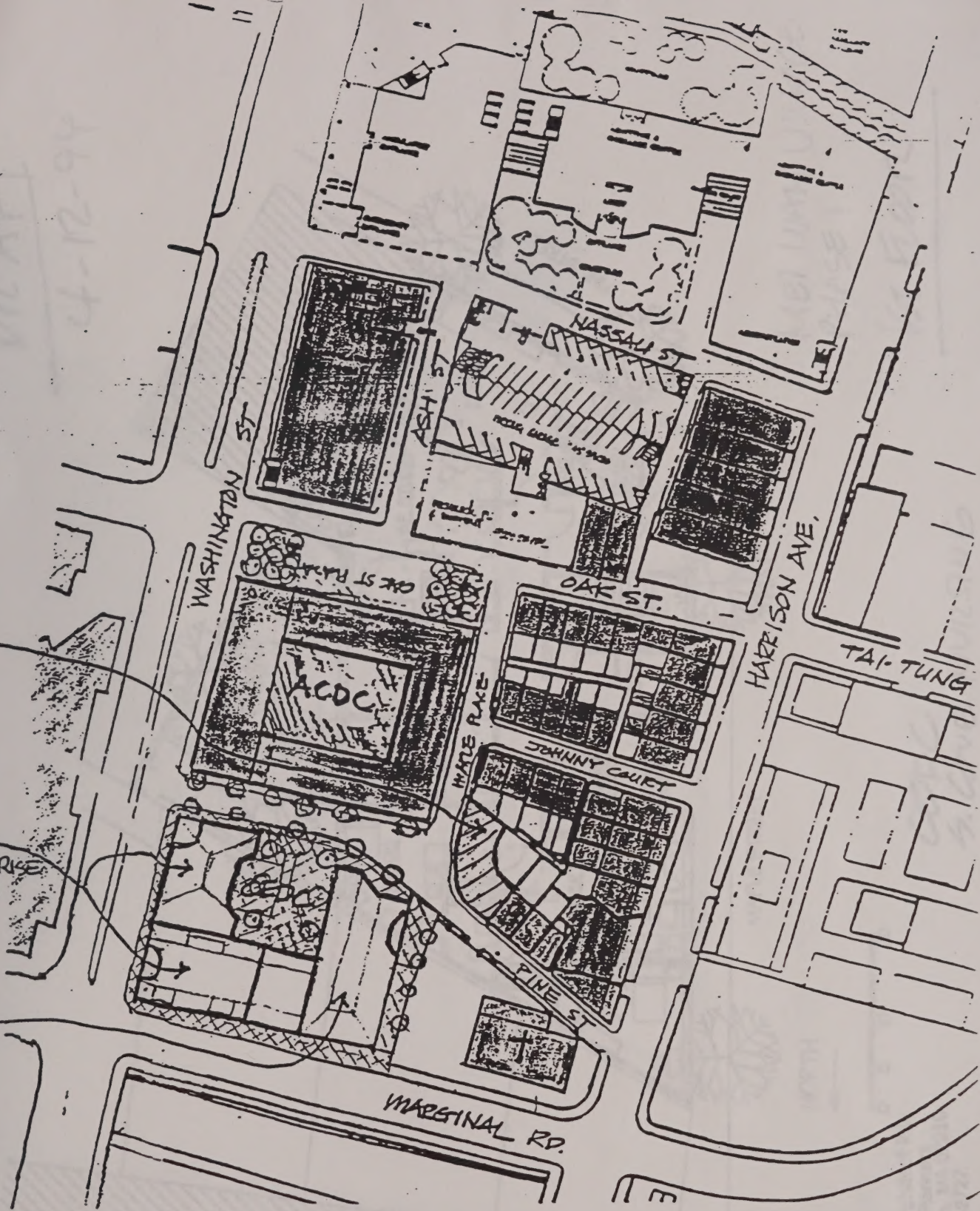
Housing Consultant: Real Resources, Boston, MA
Architects & Planners: Chia-Ming Sze Architect Inc., Boston, MA

BASE MAP
M BRA

PHASE 1
UNIT
ELDERLY

PHASE
TOWER+MID RISE
100± UNITS

PHASE 2
50± UNITS



Title MEI WAH VILLAGE • CEDC
CHINATOWN PLAN CONTEXT

Scale NTS

REV 4-10-94
Date 11-9-90

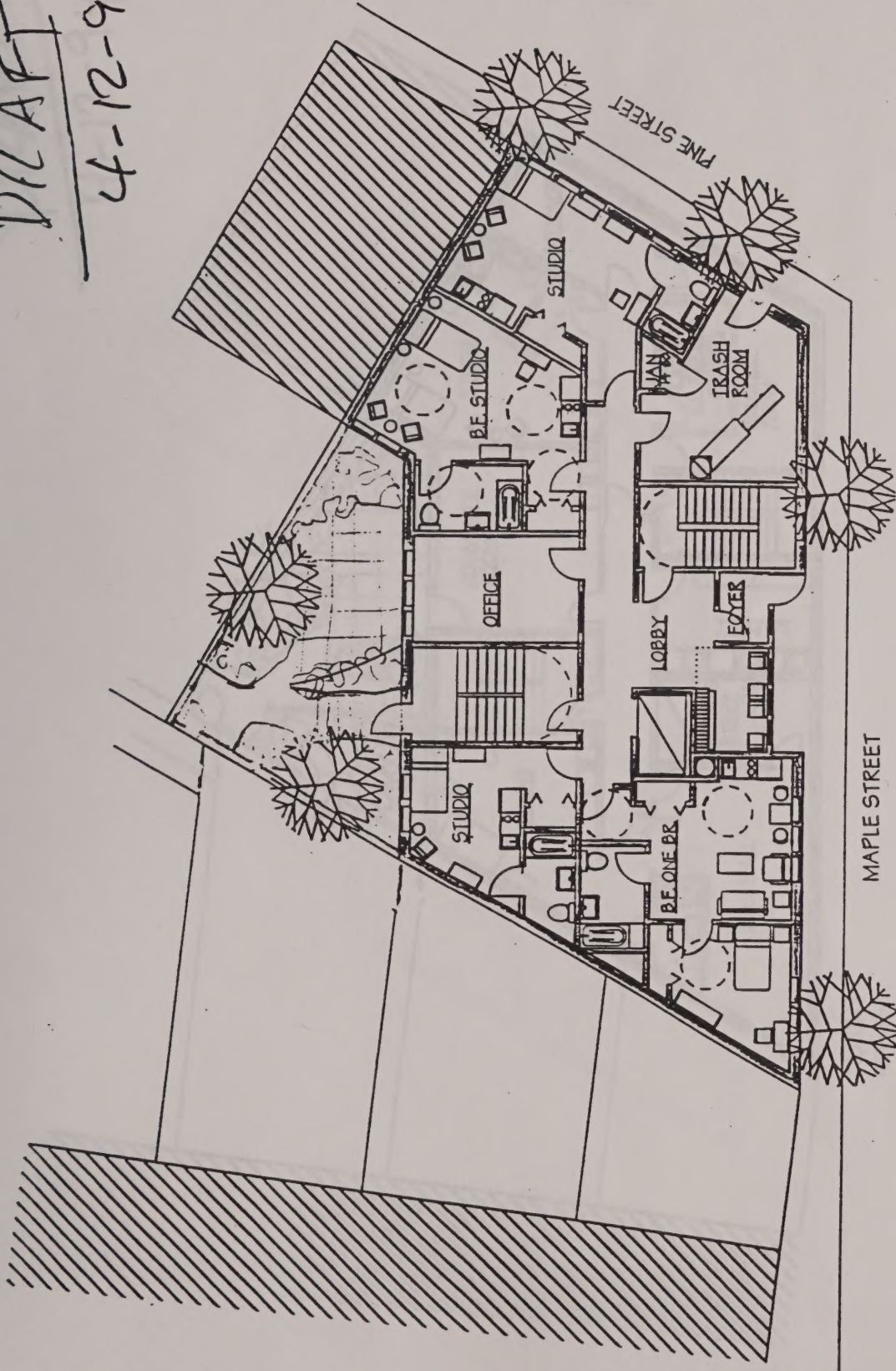
Dwg.No.

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Chia-Ming Sze Architect Inc. Architects & Planners
326 A Street / Boston, Massachusetts 02210 / (617) 451-2727

DCAFI

4-12-94



MEI WAH VILLAGE
PHASE I

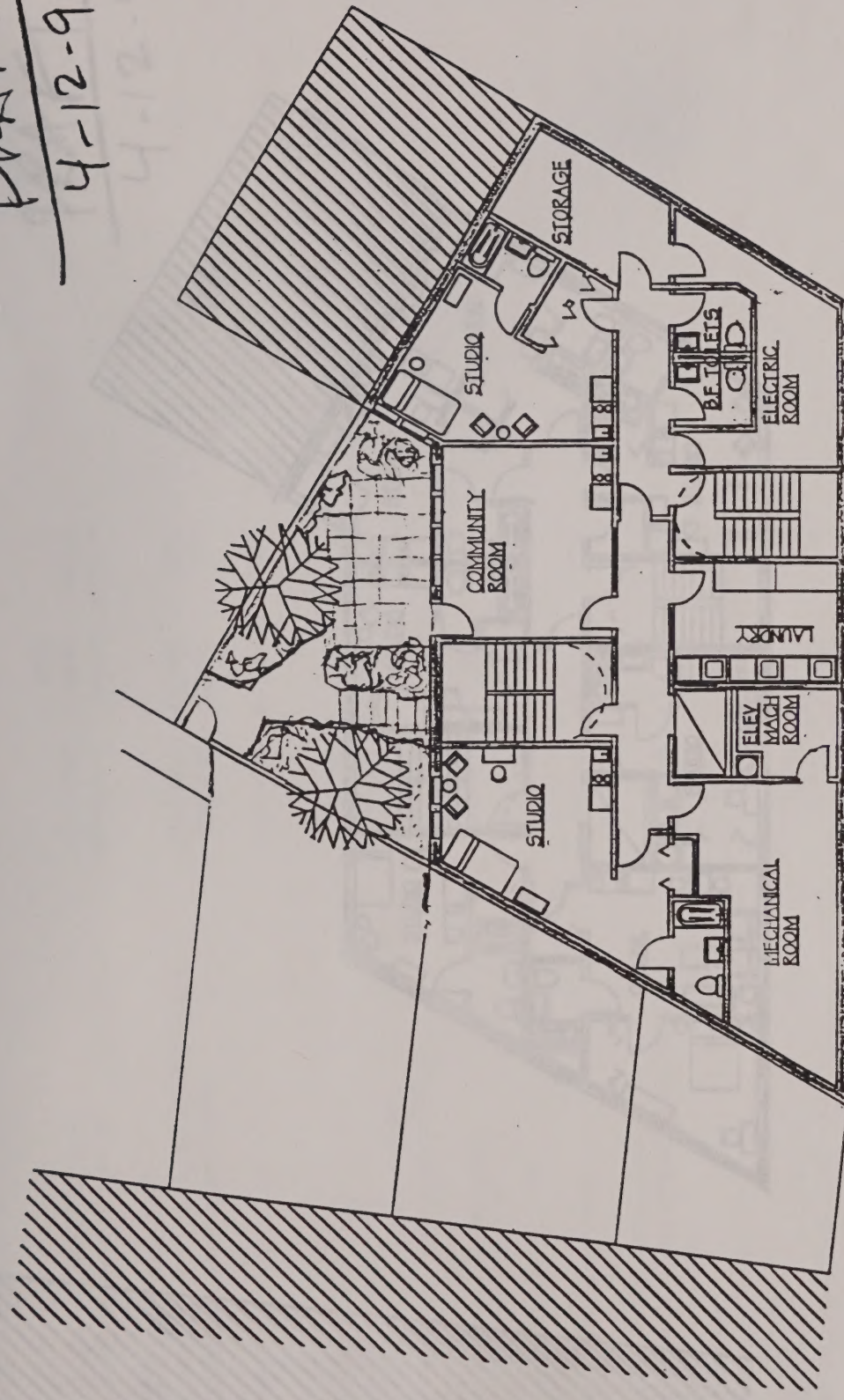
1ST FLOOR

CCPC
S. COVE NURSING

Chia-Ming Sze Architect Inc.
Architects & Planners
326 A St. Boston, MA 02210
(617) 451-2727

DRAFT

4-12-94



NORTH
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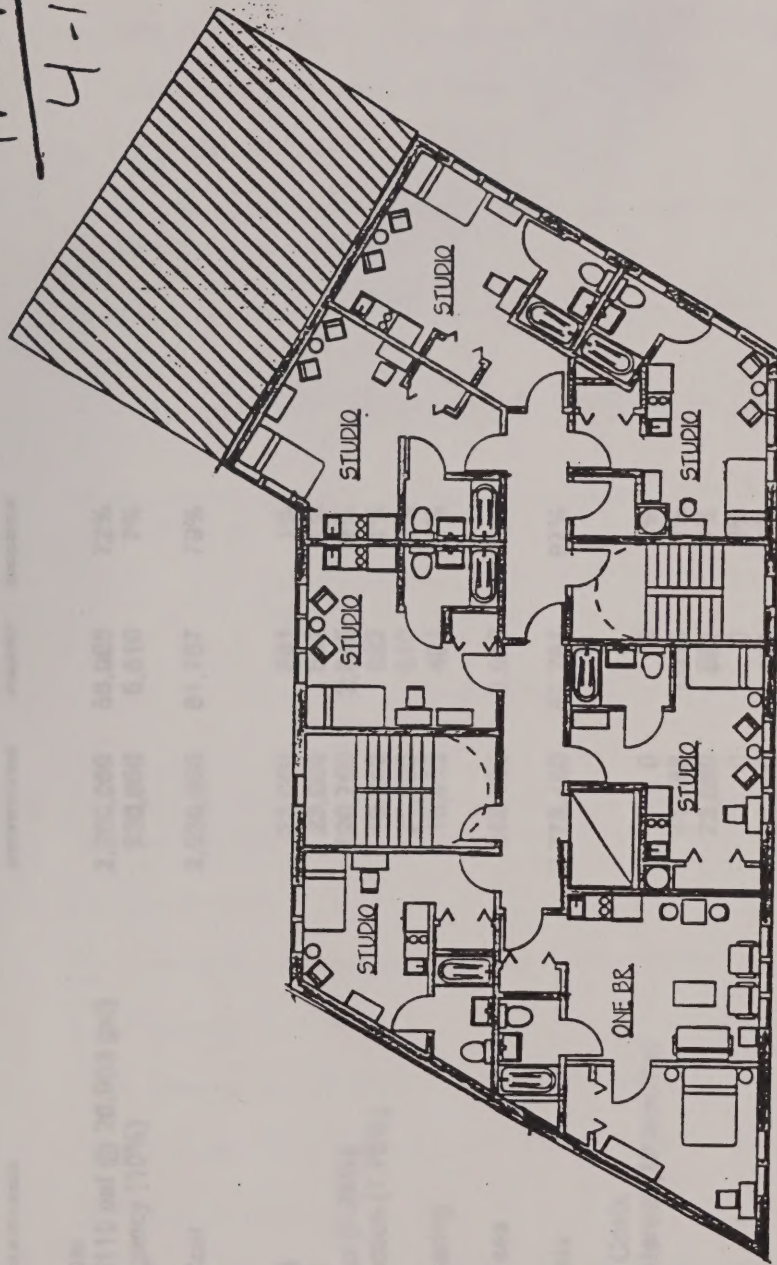
MEI WAH VILLAGE
PHASE I
GROUND FL

CEPC
S. CAVE NURSING

Chia-Ming Sze Architect Inc.
Architects & Planners
326 A St. Boston, MA 02210
(617) 451-2727

DRAFT
4-12-94

MA WASH VILLAGE
PHASE I
FLS 2-6



NORTH
↓

0 5 10 20

Chia-Ming Sze Architect Inc.
Architects & Planners
326 A St. Boston, MA 02210
(617) 451-2727

CMC
S. COLE ARCHITECTS

MEI WAH VILLAGE - PHASE I
Chinese Economic Development Council, Inc.
Chinatown, Boston, MA

SECTION 202
=====

TOTAL DEVELOPMENT COST =====	41 UNITS =====	PER UNIT =====	% TOTAL =====
Direct Construction Cost			
New Construction (\$110 psf @ 20,903 gsf)	2,300,000	58,088	72%
Construction Contingency (10%)	230,000	5,810	7%
Total Construction Cost	2,530,000	61,707	79%
Construction Fees			
Building Permit (1%)	23,000	581	1%
Bond Premium (1%)	23,000	581	1%
Architectural - Design (5.25%)	120,750	2,945	4%
Architectural - Inspection (1.75%)	40,250	982	1%
Clerk of Works	25,000	610	1%
Construction Engineering	16,480	401	1%
Total Construction Fees	248,480	6,060	8%
Total Construction Costs	2,778,480	67,767	87%
General Development Costs			
Construction Loan Interest (12 months)	0	0	0%
Real Estate Taxes	41,758	1,018	1%
Insurance	23,000	581	1%
Financing Fees	0	0	0%
Legal Fees	50,000	1,220	2%
Title & Recording Expenses	7,500	183	0%
Accounting & Cost Certification	15,000	368	0%
Rent Up & Marketing	41,000	1,000	1%
Soft Cost Contingency (5%)	8,913	217	0%
Total General Development Costs	187,168	4,585	6%
Development Consultant (with Incentive)	48,400	1,132	1%
Acquisition	200,000	4,878	8%
TOTAL DEVELOPMENT COST	3,212,030	78,342	100%

PART 1

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Chinese Economic Development Council, Inc.
- b. Address and ZIP Code of Redeveloper: 31 Beach Street, Boston, MA 02111
- c. IRS Number of Redeveloper: 04-2565019
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in South Cove Urban Renewal Area (Parcel R3A1)
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
is described as follows²

Parcel R3A1 at Corner of Pine Street and Maple Place
Chinatown, Boston, MA

Mei Wah Village Phase I - 41 units of Section 202 elderly
housing

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the indicated below and is organized or operating under the laws of Massachusetts

☐ A corporation.

☒ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization

September 18, 1974

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

See attached list

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A title by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

See attached list.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 who gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Not applicable.

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Not applicable.

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehab in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Sec of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this and in Items 6 and 7 is not required to be furnished.

CHINESE ECONOMIC DEVELOPMENT COUNCIL, INC.

Board of Directors & Officers

Mr. Bing Wong 68 Harrison Avenue 6th floor Boston, MA 02111	President	Term: 1/1/94 to 12/31/95
Mr. Edward Chiang 4 Glenfield East Weston, MA 02193	Vice President	Term: 1/1/94 to 12/31/95
Ms. Anne Lee 40 Court Street Boston, MA 02108	Treasurer	Term: 1/1/94 to 12/31/95
Mr. Paul Chan 71 James Street West Newton, MA 02165	Clerk	Term: 1/1/94 to 12/31/95
Mr. Frank Chen 74 Wade Street Newton Highlands, MA 02161	Assistant clerk	Term: 1/1/94 to 12/31/95

Date: 10/12/93

[Signature]

Executive Director

10/12/93

1 If the Subscribing is an individual, this statement should be signed by such individual in a handwritten or typed form, or a representative of such person, by one of the child witnesses having knowledge of the facts required by this statement.
2 Foreign and Foreign Corporation. Section 101, Title 18, of the U.S. Code, provides that it is not more than \$10,000 total of the more than 100 shares of stock, but knowledge and willfully making to cause any such writing or statement to be made or signed by false, fraudulent or otherwise, intended to cause in a nation within the jurisdiction of any of the United States.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$3,212,030
- b. Cost per dwelling unit of any residential redevelopment. \$ 78,342
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$
35 studios and 6 one bedrooms All to be rented to elderly households at no more than 30% of 50% of median income and below.	\$250-300 average rent from tenant per month	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

All utilities except domestic electric will be included in the rent. 11 parking spaces will be provided for the development, These parking spaces will be included in the rent.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the going estimates of sales prices:

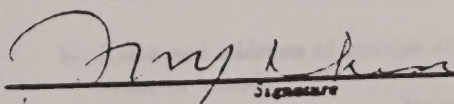
All appliances are included in rental units. Common laundry and air conditioning system.

CERTIFICATION

I (We)¹ Frank Chen, Executive Director of CEDC, Inc.
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: April 12, 1994

Dated: _____


Signature

Signature

Executive Director CEDC, Inc.

Title

31 Beach Street, Boston, MA 02111
Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² **Penalty for False Certification:** Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or not more than five years, or both, for knowingly and willfully making or using any false writing or document the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any court of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 4b is Answered "Yes.")

1. a. Name of Redeveloper: Chinese Economic Development Council, Inc.

b. Address and ZIP Code of Redeveloper: 31 Beach Street, Boston, MA 02111

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in South Cove Urban Renewal Area (Parcel R3A1)
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
is described as follows:

Parcel R3A1 at Corner of Pine Street and Maple Place
Chinatown, Boston, MA

Mei Wah Village Phase I - 41 units of Section 202 elderly

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firms? ☒ YES ☐ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

CEDC REALTY CORPORATION (Same address & Board members
as CEDC)

Wholly owned subsidiary corporation

4. a. The financial condition of the Redeveloper, as of September 30, 1990
is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities including contingent liabilities, fully itemized in accordance with accepted accounting standards based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Margaret Chen, CPA - 112 Burlington Street
Lexington, MA 02173

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land

Redeveloper is applying for HUD Section 202 Capital
Advance to fund entire cost of
development.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$

Shawmut Bank Mr. Frank Frefina,
31 Beach Street Vice President
Boston, MA 02111 (617) 292-2711

10,000

(Minimum Capital
Investment - HUD 2

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

NOT APPLICABLE

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

NOT APPLICABLE

7. Names and addresses of bank references:

Mr. Frank Frefina, Vice President, (617) 292-2711
Shawmut Bank, 31 Beach Street, Boston, MA 02111

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper" been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Oxford Place - 39 units of Section 8 family rental housing financed by MHFA and completed in 1983.

31 Beach Street - 32 mixed income rental units including 13 MRVP units for low income families. Financed thru conventional bank and HHS grant and completed in 1989. Also contains 42,000 sf of office space.

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

NOT APPLICABLE

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

NOT APPLICABLE

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

NOT APPLICABLE.

Independent contractor yet to be selected.

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO
If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the three years: \$ _____

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT \$	DATE OF COMPLETION
--	----------	--------------	-----------------------

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in item 4a) are attached hereto and hereby made a part hereof as follows:

CEDC is an experienced affordable housing developer since 1974.

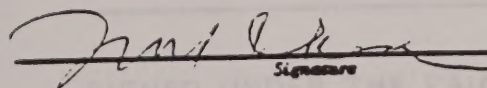
CERTIFICATION

I (We) Frank Chen, Executive Director of CEDC

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: April 12, 1994

Dated: _____


Signature

Signature

Executive Director
Title

Title

Chinese Economic Development Council, Inc.
Address and ZIP Code

Address and ZIP Code

- 1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- 2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, known to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department or Agency of the United States.

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

NO

2. Are any of the principals employed by the City of Boston? If so, in what capacity. (Please include name of agency or department and position held in that agency or department).

NO

3. Have any of the principals previously owned any real estate? If so, where and what type of property?

NO

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

NO

5. Have any of the principals ever been convicted of any arson related crimes currently under indictment for any such crimes?

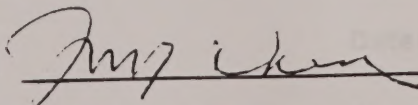
NO

6. Have any of the principals been convicted of violating any law, code, ordinance regarding conditions of human habitation within the last three (3) years?

NO

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS
12th Day of April, 1994

SIGNATURE:



ADDRESS:

Chinese Economic Development Council, Inc.

31 Beach Street

Boston, MA 02111

REQUIRED BY SECTION 40J OF CHAPTER 7 OF THE GENERAL LAWS

- (3) Grantor^{or} or Lessee^{or}: Boston Redevelopment Authority

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

NONE

- (5) The undersigned also acknowledges and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

SIGNED under the penalties of perjury.

Signed:

Date: April 12, 1994

§ 40J. Disclosure statements of persons having beneficial interest in real property.

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement shall be valid and no payment shall be made to the lessor or seller of such property unless a statement signed under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the deputy commissioner of capital planning and operation. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten percent of the outstanding stock entitled to vote at the annual meeting of such corporation.

A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the Commonwealth, or any employee of the division of capital planning and operations disclosing beneficial interest in real property pursuant to this section, shall identify his/her position as part of the disclosure statement. The Deputy Commissioner shall notify the State Ethics Commission of such names, and shall make copies of any and all disclosure statements received available to the State Ethics Commission upon request.

The Deputy Commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

Added by St. 1980, c. 579, §12

1980 enactment - St. 1980 c. 579 §12 was approved July 16, 1980, and by §66 made effective July 1, 1981. See also note under §39A of this chapter.

Library References States 89. C.J.S §§ 145.149.150.

DEVELOPER'S STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY (FORM 2)

1. Name and address of developer: Chinese Economic Development Council, Inc.
31 Beach Street, Boston, MA 02111

2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms.

Yes: x No:

If yes, explain: CEDC Realty Corporation (Same Board of Directors
as CEDC and address). Wholly owned subsidiary corporation.

3a. The financial condition of the developer, as of September 30, 1993 is as reflected in the attached financial statement.

NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. These statements will be held in strict confidence.

3b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.

Ms. Margaret Chen, CPA

112 Burlington Street, Lexington, MA 02173

4. If funds for the development of the project are to be from sources other than the developer's own funds, please state the developer's plan for financing the acquisition and development of the project:

Developer is applying for HUD Section 202 Capital

Advance to fund entire cost of development.

5. Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:

a. In banks:

Name, address, and zip code of bank

Amount

Mr. Frank Frefina, Vice President

\$10,000 (Minimum Capital Investment - HUD 202)

Shawmut Bank

31 Beach Street

Boston, MA 02111 (617) 292-2711

b. By loans from affiliated or associated corporations of firms:

Name, address and zip code of source

Amount

\$ _____

c. By sale of readily salable asset

Description

Market Value

Mortgage or Liens

\$ _____

\$ _____

6. Name and addresses of bank references:

Mr. Frank Frefina, Vice President

Shawmut Bank

31 Beach Street

Boston, MA 02111 (617) 292-2711

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

Yes: _____ No: X

If yes, give the date, place and under what name.

- 8a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

Oxford Place - 39 units of Section 8 family rental housing financed by MHFA and completed in 1983.

31 Beach Street - 32 mixed income rental units including 13 MRVP units for low income families. Financed thru conventional bank and HHS grant and completed in 1989.

- 8b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

NOT APPLICABLE

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

NOT APPLICABLE

Independent contractor yet to be selected.

- b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract:

Yes: _____ No: _____

If yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years:

\$ _____

General description of such work:

- d. Construction contractors or developments now being performed by such contractor or builder:

Identification of
Contract or Development
and Location

Amount

Date to be
Completed

\$ _____

- e. Outstanding construction contract bids of such contractor or bidder:

Awarding Agency

Amount

Date Opened

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item (3) are attached hereto and hereby made a part hereof as follows:

CEDC is an experienced affordable housing developer

since the early 1970s.

12. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston position, and if not currently employed by the City, the last date of City employment.

NOT APPLICABLE.

13. List the address(es) of all other properties that the owner(s) or principals of the proposed project own in the City of Boston:

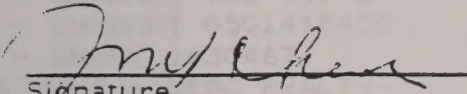
31 Beach Street

15 Oxford Place

CERTIFICATION

I/We, Frank Chen, Executive Director CEDC, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developers qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

April 12, 1994
Dated


Signature

Address and Zip Code

Chinese Economic Development Council, Inc.

31 Beach Street

Boston, MA 02111

Dated

Signature

Address and Zip Code

CEDC, INC.
65 HARRISON AVE.
BOSTON, MASS. 02111
BALANCE SHEET
SEPTEMBER 30, 1993

ASSETS

UNRESTRICTED FUND:

CASH - SHAWMUT 085-917-6	\$	5,757.45
CASH - SHAWMUT 0501418450		11,244.14
CASH - GRANT 1430467		597.80
INVESTMENT - CEDC REALTY		400,833.00
INVESTMENT - ADVANCE ELEC		193,405.00
INVESTMENT - LAND BOYLSTON		810,811.00
ACCOUNTS RECEIVABLE		2,493.75
RENT RECEIVABLE -COTC		2,000.00
LOAN RECEIVABLE-IPD		285,587.84
NOTE RECEIVABLE -OXFORD		449,604.67
DUE TO/FROM REALTY	(	360,886.42)
DUE TO REALTH-CMPUTR SCHOOL	(	1,911.64)
PREPAID EXPENSES		229.09

TOTAL UNRESTRICTED FUND	\$	1,799,765.68

RESTRICTED FUND:

CASH - SHAWMUT 090-949-1	\$	7,338.95

TOTAL RESTRICTED FUND	\$	7,338.95

TOTAL ASSETS	\$	1,807,104
		=====

UNAUDITED

CEDC, INC.
65 HARRISON AVE.
BOSTON, MASS. 02111
BALANCE SHEET
SEPTEMBER 30, 1993

LIABILITIES AND FUND BALANCE

UNRESTRICTED FUND LIABILITIES:

ACCOUNTS PAYABLE -UNRESTRICTED \$	16,490.95
LOAN PAYABLE TO CITY BOSTON	26,013.39
LOAN PAYABLE-HHS	300,000.00
RENT PAYABLE TO REALTY	65,667.00
ACCRUED PAYROLL TAX PAYABLE	145.00
ACCRUED EXPENSES PAYABLE	1,715.00
CAPITAL CONTRIBUTION PAYABLE	250,000.00
SECURITY DEPOSIT	2,526.67

TOTAL UNRESTRICTED FUND LIABILITIES \$ 662,558.01

FUND BALANCES:

UNRESTRICTED - NOT DESIGNATED \$	1,106,773.70
RESTRICTED FUND BALANCE	5,040.39
EXCESS OF SUPP AND REV OVER EX	32,732.53

TOTAL FUND BALANCES \$ 1,144,546.62

TOTAL LIABILITIES AND FUND BAL

\$ 1,807,104.63

UNAUDITED

CEDC, INC.
STATEMENT OF SUPPORT, REVENUE, AND EXPENSES
FOR THE PERIOD OCTOBER 1, 1992 TO SEPTEMBER 30, 1993

	CURRENT PERIOD	YEAR TO DATE
SUPP & REV - UNRESTRICTED FUND:		
RENTAL INCOME	\$ 3,165.59	\$ 35,841.22
ESL TUITION	932.47	22,100.25
ESL BOOK INCOME	0.00	195.70
MANAGEMENT FEE	13,325.13	17,848.18
INVESTMENT INCOME	42,414.00	42,414.00
INTEREST INCOME	14,600.67	14,904.82
DIVIDEND INCOME	0.00	9,096.00
REALIZED GAIN ON INVEST	28,168.00	28,168.00
MISCELLANEOUS	0.00	335.00
	102,605.86	170,903.17
SUPPORT & REV - RESTRICTED FUND:		
DONATION	364.75	1,324.75
INTEREST INCOME	29.08	195.85
GRANT INCOME	8,460.00	0.00
	8,853.83	1,520.60
TOTAL SUPPORT & REV - RESTRI	8,853.83	1,520.60
TOTAL SUPPORT AND REVENUE	111,459.69	172,423.77
EXPENSES - UNRESTRICTED FUND:		
PROGRAM A - UNRESTRICTED	82,498.66	139,691.24
	82,498.66	139,691.24
TOTAL EXPENSES - UNRESTRICTED	82,498.66	139,691.24
EXCESS OF SUPP AND REV OVER	28,961.03	32,732.53

UNAUDITED



The Commonwealth of Massachusetts
Executive Office of Elder Affairs
One Ashburton Place, Boston, MA 02108

WILLIAM F. WELD
GOVERNOR

ARGEO PAUL CELLUCCI
LIEUTENANT GOVERNOR

FRANKLIN P. OLLIVIERRE
SECRETARY

April 14, 1994

Frank Chen, Executive Director
Chinese Economic Development Council
65 Harrison Avenue
Boston, MA 02111

Dear Mr. Chen:

We are pleased to express our strong support of your HUD Section 202 application for Mei Wah Village, phase one. The proposed 41 units of low-income, elderly housing are desperately needed in Chinatown.

The Mei Wah Village site is ideal for elderly housing given the proximity of walking distance to all necessary services such as shopping, medical facilities, transportation and churches. In addition, a very active service network exists in Chinatown to provide supportive services to frail elderly.

The combination of the Chinese Economic Development Council experience in the provision of affordable housing and South Cove Nursing Home experience in eldercare provision will assure the success of this much needed housing development.

We wish you success in your application for the HUD Section 202 grant.

Sincerely,

Franklin P. Ollivierre
Franklin P. Ollivierre

FPO/MC

Post-It[®] brand fax transmittal memo 7671 # of pages = 2

To	Antonio Torres	From	Sharon
Co.		Co.	
Dept.		Phone #	
Fax #	367-5916	Fax #	



New England Medical Center

Page 2
April 14, 1994

Office of the President

April 14, 1994

Mr. Frank Chen
Executive Director
Chinese Economic Development Council
65 Harrison Avenue
Boston, MA 02111

750 Washington Street
NEMC #451
Boston, Massachusetts 02111-1845

Tel: (617) 956-7655
Fax: (617) 956-7623

Dear Mr. Chen,

I am pleased to express to you my support on behalf of New England Medical Center for the Section 202 HUD application for development of Mei Wah Village Phase 1. The 41-unit low-income elderly housing project that is proposed under this application would serve a vital need of the Chinatown community. The joint effort proposed under this application by South Cove Manor Nursing Home and CEDC will provide vital housing opportunities to elderly citizens within the Chinatown area. Housing, particularly housing for the elderly, is a vital concern for Chinatown.

The New England Medical Center Hospital stands ready to serve as a good neighbor and supportive resource to the project that has been proposed. As a full service tertiary care medical center, New England Medical Center provides a number of vital medical and support services to a diverse elderly patient population.

Located within a short distance of the proposed housing project, the New England Medical Center is available to provide services directly to the residents of the housing projects as needed.

In addition, New England Medical Center has a tradition of seeking ways to extend its services beyond its immediate physical boundaries. Home healthcare services provided by a subsidiary of New England Medical Center, Chartwell Home Therapies, serves the needs of many patients who benefit from receiving healthcare services at home rather than being confined to an inpatient hospital. In addition, the nursing and social work



The principal teaching hospital for
Tufts University School of Medicine

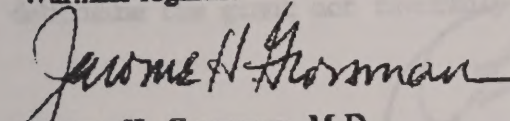
Page 2
April 14, 1994

services of New England Medical Center are continuing to find ways to provide outreach to help support the patients of the Medical Center within their own homes and communities. The Medical Center's pharmacy services are equipped to address the needs of such an elderly patient population.

We stand ready to work with the representatives of the project to help define the services that could be realized through a patient care partnership with New England Medical Center. As this project develops, New England Medical Center would like to be part of the team that puts together the wide array of services that are needed to insure that this project is a success.

In summary, I offer the support and cooperation of New England Medical Center as you pursue this exciting new project that will benefit the Chinatown community.

Warmest regards.


Jerome H. Grossman, M.D.
President

LLS/sec

C:\WP-FILES\LITTER\CHEN.CEDC

The Church of Saint James the Greater

135 Harrison Avenue
Boston, Massachusetts 02111

Telephone - 542-8498
542-5044

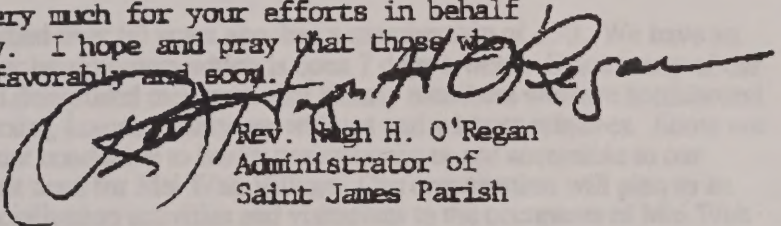
13 April 1994

Mr. Frank Chen
Executive Director
Chinese Economic Development Corp.
65 Harrison Avenue
Boston, Ma. 02111

Dear Mr. Chen,

I am writing in support of a grant under H.U.D. Section 202 for low income, elderly housing, in Mei Wah Village, Phase I. Knowing the number of people in the low income, elderly grouping in this parish, I heartily support efforts to provide forty-one more units as soon as possible.

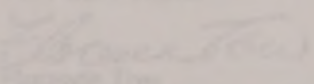
Thank you very much for your efforts in behalf of the low income elderly. I hope and pray that those who determine the grant act favorably and soon.


Rev. Hugh H. O'Regan
Administrator of
Saint James Parish

We are appreciative of the affordable housing provided by CHDC in which some of our members are now living. We also are appreciative of the commitment of the South Cove Marine Veterans Home in providing supportive services to Mei Wah Village. Many of our members have benefited from skilled nursing services at South Cove Marine and would like to see similar services extended beyond its facility to assist the frail elderly in the community.

We wish to express our heartfelt support to those two agencies which have provided so much in making the Boston Chinese Community the best in the United States.

Very truly yours,


Rev. Hugh H. O'Regan
Administrator
Parish of Saint James

會員委作工女婦英紐美駐會員委導指女婦會總連新國中
CHINESE WOMEN'S ASSOCIATION OF NEW ENGLAND
2 TYLER STREET
BOSTON 11, MASS.

April 12, 1994

Mr. Frank Chen, Executive Director
Chinese Economic Development Council
65 Harrison Avenue
Boston, MA 02111

Dear Mr. Chen:

The Chinese Women's Club of New England is proud to support your effort in applying for a HUD grant to build 41 units of low income elderly housing to serve the Chinatown area and neighborhood.

Our organization, established over 60 years ago, has a membership of 150. We have an active socialization program in our headquarters which is open 7 days a week. Since many of our members are elderly, officers and designated members visit elderly members who are homebound and confined in hospitals and nursing homes. Many are widows and without relatives. Some are living in housing environments, not conducive to health maintenance or not accessible to our visitors. We feel there is an urgent need for Mei Wah Village. Our organization will plan to be actively involved in providing socialization activities and visitations to the occupants of Mei Wah Village.

We are appreciative of the affordable housings provided by CEDC in which some of our members are residents. We also are appreciative of the commitment of the South Cove Manor Nursing Home in providing supportive services to Mei Wah Village. Many of our members have benefited from skilled nursing services at South Cove Manor and would like to see similar services extended beyond its facility to assist the frail elderly in the community.

We want to express our wholehearted support to these two agencies which have provided so much in making the Boston Chinese Community the best in the United States.

Very truly yours,

Florence Tow
Florence Tow
President



AACA 華美福利會

ASIAN AMERICAN CIVIC ASSOCIATION, INC.
(Formerly Chinese American Civic Association, Inc.)

April 13, 1994

Mr. Frank Chen
Chinese Economic Development Council
65 Harrison Avenue
Boston, MA 02111

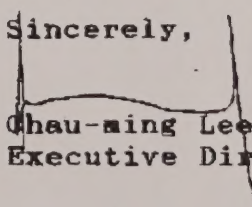
Dear Mr. Chen:

The Asian American Civic Association (AACA) would like to express its support in your HUD Section 202 application for acquiring fund to build a 41 units of low income elderly housing in Phase I of the Mei Wah Village Project.

AACA has been actively involved in the housing and elderly service in Boston's Chinatown for the past 27 years. Its Housing Counseling service provides housing assistance to more than 600 Asian elderly last year. Its Social Security and Welfare Counseling component provides services to more than 1,000 adults aged 65 and more. From its experience, there is a large demand for housing accommodation among Asian elderly, especially among those who are new immigrants and refugees.

Therefore, we strongly endorse your effort in building more low income elderly units. If there is anything that our organization can be helpful, please do not hesitate to contact us.

Sincerely,


Chau-ming Lee
Executive Director

CML/gt



Apr. 20 '94 16:03

0000 SANFAX200 series

P. 2

April 19, 1994

Mr. Frank Chen
Executive Director
Chinese Economic Development Council
65 Harrison Avenue
Boston, Massachusetts 02111

Dear Mr. Chen,

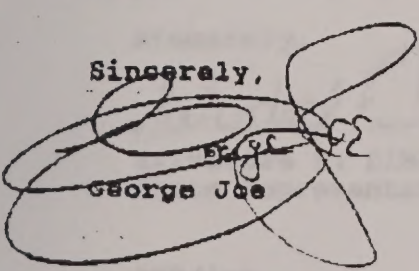
I am writing on behalf of my father, Jew Soon On who owns the property (8 Johnny Court) that abutts the side and rear of your proposed Mei Wah Village Elderly Housing.

As the former executive director of the Chinatown/South Cove Neighborhood Council, and the Asian/American Chinatown Business Association, and community advocate. I know the importance of continous growth and needed housing for our community.

I applaud and support of your HUD Section 202 application for the Mei Wah Village, Phase one proposal. This 41 unit proposal is undoubtedly necessary.

I am also happy to see that the community is "working together" again. For Chinatown to continue to grow, we must work with each other, instead of against each other. The best of luck to the Chinese Economic Development Council and the South Cove Nursing Home.

Sincerely,



George Joe



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON, MA 02133

SALVATORE F. DIMASI
2ND SUFFOLK DISTRICT
102 COMMERCIAL STREET
BOSTON, MA 02109
TEL 742-1085

Chairman
Committee on Judiciary
ROOM 136, STATE HOUSE
TEL 722-2296

April 13, 1994

Mr. Frank Chen
Executive Director
Chinese Economic Development Council
65 Harrison Ave.
Boston, MA 02111

Dear Mr. Chen:

I am writing to you to voice my strong support of your HUD section 202 application for Mei Wah Village, phase one. Due to the high demand of low income elderly housing, this 41 unit proposal is undoubtedly necessary.

This particular site in Chinatown offers both quality space and an ideal setting for such a development. The Mei Wah Village also presents a safe and easy axis to many required facilities; such as shopping, medical, transportation, etc.

The collaborating experience of the Chinese Economic Development Council and the South Cove Nursing Home will promote a successful and much desirable housing development.

Sincerely,

A handwritten signature in dark ink, appearing to read "Salvatore F. DiMasi".

Salvatore F. DiMasi,
State Representative

SFD/lmt



波士頓華人佈道會

JACOB FUNG, Senior Pastor
STEVEN CHIN, Associate Pastor
DANIEL CHAN, Assistant Pastor
JAMES Y. K. TAN, Pastor Emeritus

Boston Chinese Evangelical Church 240 Harrison Ave., Boston, Massachusetts 02111 Telephone: (617) 452-5711

April 12, 1994

Mr. Frank Chen
Executive Director
Chinese Economic Development Corporation
65 Harrison Ave., 2nd Fl
Boston, MA 02111

Dear Mr. Chen,

I am writing to support the Mei Wah Village Phase 1 application by CEDC under the HUD Section 202 program. Our church of over 700 people is located across the street from the proposed site. We know the community would greatly benefit from this project as it would provide over 40 units of low income housing for the elderly. Such a nursing facility is needed in the Chinatown community because of language, cultural, and dietary needs of Chinese senior citizens. I hope you will receive the funding necessary to build this project.

Sincerely yours,

Steven J. Chin
Steven J. Chin
Acting Senior Pastor